

ORDINANCE NO. 2022-09-\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, RELATING TO FEES, BY AMENDING APPENDIX A SCHEDULE OF FEES, IN PART, BY AMENDING SECTIONS 2-1, 2-3, 74-161, 110-44, 110-45, 110-141, 110-142, 110-230, 122-29, 122-30, 122-31, 122-142, 122-175, 142-133, AND 146-193; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**WHEREAS**, the City Council of the City of McKinney, Texas, finds, determines, and declares that certain fees are necessary to provide for efficient government services; and

**WHEREAS**, the City Council of the City of McKinney, Texas, finds and determines that the current fees are insufficient to cover the costs of the respective services; and

**WHEREAS**, the City Council of the City of McKinney, Texas desires to adopt fees necessary for the City to provide good and efficient government for the benefit of the citizens of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS:**

Section 1. That the findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 2-1, is hereby amended to read as follows

**Appendix A, Section 2-1. Fees for special services provided by public works, development services, and parks and recreation departments.**

(a) Public works department services performed for individuals as special services, either on private property or not offered as a general public service shall be charged according to the actual cost of personnel, materials, and equipment, plus an overhead and administrative expense of 40 percent of actual service costs.

(b) The charge/fee for services of the engineering department for review of construction of municipal infrastructure items, such as roadway improvements, drainage systems, water distribution systems and wastewater collection systems shall be calculated on the basis of 3.5 percent of the valuation of the infrastructure improvement project. (The 3.5 percent total fee shall be calculated based on 3.0 percent construction inspection fee for construction services and 0.5 percent construction inspection fee for plan review services.) Subdivisions of ten or fewer residential lots under development by or for nonprofit builders of affordable housing as determined by the city housing division, or by or for the city housing finance corporation, shall be exempt from engineering inspection fees.

(c) All persons requesting services that require one or more ~~non-~~standard facilities agreement and/or development agreements shall be charged \$500.00 per agreement. Non-~~S~~standard facilities agreements and/or development agreements shall be charged ~~\$150.00~~\$1,000.00 per agreement. City-initiated agreements shall have no fee.

(d) The services of the engineering department performed during the weekend or after 5:00 p.m. on a normal business day is \$47.00 per hour with a two-hour minimum.

(e) The charge/fee for the services of the engineering department for review of submittals for revocable license agreements regarding the limited use of city easements by the owner of the property burdened thereby for the installation or location of private improvements, such as signs, that do not interfere with the city's use of the easement shall be \$1,000.00.

(f) The charge/fee for services of the engineering department for review of floodplain reclamation activities shall be \$3,000.00 for the initial application and document review plus one subsequent submittal and document review of amended or corrected documents responding to and addressing the engineering department's comments. The charge/fee for each subsequent submittal and review of corrected documents responding to and addressing the engineering department's comments shall be \$1,000.00 each.

(g) The charge/fee for the services of the engineering department for review of submittals for tree permit processing and issuance shall be as follows:

Item	Charge/Fee
Tree permit fee	\$20.00
Affidavit of no protected trees	\$20.00
Limited purpose tree permit	\$20.00 + \$5.00 per quality tree removed
Construction tree permit	\$50.00 + fee based on number of trees
*Fee for sites with up to 10 quality trees	\$10.00
*Fee for sites with 10—50 quality trees	\$50.00
*Fee for sites with 50+ quality trees	\$100.00

Section 3. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 2-3, is hereby amended to read as follows

**Appendix A, Section 2-3. Fee for appeals to board of adjustment.**

Fee for processing appeals to the board of adjustment ~~50.00~~ 150.00

Section 4. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 74-161, is hereby amended to read as follows

**Appendix A, Section 74-161. Rental rates.**

<b>STANDARD Rental Rates</b>			
Prices Listed are PER HOUR (*=per event, ^=9 hour minimum)			
Room Options	Premium: Fri-Sun	Dark: Mon-Thu	
	6 hour minimum	3 hour minimum	6+ hours
<b>Ground Floor</b>			
Gallery	<del>58</del> <u>62</u>	<del>58</del> <u>62</u>	<del>50</del> <u>52</u>
<b>First Floor</b>			
Noble Hall	<del>76</del> <u>81</u>	<del>76</del> <u>81</u>	<del>65</del> <u>70</u>
Encore Wire Conference - standard	<del>36</del> <u>39</u>	<del>36</del> <u>39</u>	<del>34</del> <u>33</u>
Encore Wire Conference – custom	<u>49</u>	<u>49</u>	<u>42</u>
Ruschhaupt Hall - North or South	<del>90</del> <u>96</u>	<del>90</del> <u>96</u>	<del>77</del> <u>82</u>
Ruschhaupt Hall - both	<del>179</del> <u>192</u>	<del>179</del> <u>192</u>	<del>153</del> <u>163</u>
<b>Second Floor</b>			
<u>North</u> Multipurpose Room – <del>North or South</del>	<del>40</del> <u>43</u>	<del>40</del> <u>43</u>	<del>34</del> <u>36</u>
Courtroom Theater - full production	<del>164</del> <u>172</u>	<del>164</del> <u>n/a</u>	<del>137</del> <u>147</u>

<b>Special Rentals</b>			
Rehearsal & Educational Rate ( <a href="#">all rooms except Courtroom Theater</a> )	<del>27</del> <u>29</u>	<del>27</del> <u>29</u>	<del>27</del> <u>29</u>
<a href="#">Tech/Dress Rehearsal (Courtroom Theater)</a>	n/a	<u>57</u>	<u>57</u>
<a href="#">Dressing Room* - North or South</a>	<u>75</u>	<u>75</u>	<u>75</u>
Market Street Catering Prep Kitchen*	<del>120</del> <u>128</u>	<del>120</del> <u>128</u>	<del>120</del> <u>128</u>
<a href="#">Courtroom Theater - banquet^</a>	<u>259</u>	n/a	<u>259</u>
Courtroom Theater - front of curtain	<del>121</del> <u>129</u>	<del>121</del> <u>129</u>	<del>103</del> <u>110</u>

<b>NONPROFIT Rental Rates</b>			
Prices Listed are PER HOUR (*=per event)			
Room Options	Premium: Fri-Sun	Dark: Mon-Thu	
	6 hour minimum	3 hour minimum	6+ hours
<b>Ground Floor</b>			
Gallery	<del>35</del> <u>37</u>	<del>35</del> <u>37</u>	<del>30</del> <u>31</u>
<b>First Floor</b>			
Noble Hall	<del>47</del> <u>49</u>	<del>47</del> <u>49</u>	<del>40</del> <u>42</u>
Encore Wire Conference - <a href="#">standard</a>	<del>23</del> <u>24</u>	<del>23</del> <u>24</u>	20
<a href="#">Encore Wire Conference - custom</a>	<u>30</u>	<u>30</u>	<u>25</u>
Ruschhaupt Hall - North or South	<del>54</del> <u>58</u>	<del>54</del> <u>58</u>	<del>46</del> <u>49</u>
Ruschhaupt Hall - both	<del>108</del> <u>114</u>	<del>108</del> <u>114</u>	<del>92</del> <u>97</u>
<b>Second Floor</b>			
<a href="#">North</a> Multipurpose Room <del>North or South</del>	<del>25</del> <u>26</u>	<del>25</del> <u>26</u>	<del>22</del> <u>21</u>
Courtroom Theater - full production	<del>97</del> <u>104</u>	<del>97</del> n/a	<del>83</del> <u>88</u>
<b>Special Rentals</b>			
Rehearsal & Educational Rate ( <a href="#">all rooms except Courtroom Theater</a> )	<del>16</del> <u>17</u>	<del>16</del> <u>17</u>	<del>16</del> <u>17</u>
<a href="#">Tech/Dress Rehearsal (Courtroom Theater)</a>	<u>35</u>	<u>35</u>	<u>35</u>
<a href="#">Dressing Room* - North or South</a>	<u>45</u>	<u>45</u>	<u>45</u>
Market Street Catering Prep Kitchen*	<del>60</del> <u>77</u>	<del>60</del> <u>77</u>	<del>60</del> <u>77</u>
Courtroom Theater - front of curtain	<del>73</del> <u>78</u>	<del>73</del> <u>78</u>	<del>62</del> <u>66</u>

<b>OTHER FEES</b>																												
<a href="#">Service Fee</a>	<a href="#">13 percent fee assessed on total rental charges for setup/teardown labor and janitorial consumables. Does not apply to Courtroom Theater performance or recital events with a standard seating layout.</a>																											
Facility fee	\$1.00/ticket facility fee shall be assessed on all tickets with a dollar value sold, <a href="#">regardless of sales outlet/source, through the Emerson Ticket Office and on all tickets for MPAC events sold through other sources.</a>																											
Fulfillment fee	Minimum \$1.00/ticket fulfillment fee shall be assessed on all tickets with a dollar value sold through the Emerson Ticket Office. Sliding scale for fulfillment fee is as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">Total Ticket Price - Per Ticket Fee = Base Ticket Price</th> </tr> </thead> <tbody> <tr> <td>&lt;= <del>\$22.00</del><u>\$23.00</u></td> <td>\$2.00</td> <td><del>\$21.00</del><u>\$20.00</u> or less</td> </tr> <tr> <td><u>\$23.00 - \$35.00</u></td> <td><u>\$2.50</u></td> <td><u>\$20.50 - \$32.50</u></td> </tr> <tr> <td><del>\$23.01 - \$48.00</del> <u>\$36.00 - \$47.00</u></td> <td>\$3.00</td> <td><del>\$20.01 - \$45.00</del> <u>\$33.00 - \$44.00</u></td> </tr> <tr> <td><del>\$48.01 - \$73.00</del> <u>\$48.00 - \$60.00</u></td> <td><del>\$4.00</del><u>\$3.50</u></td> <td><del>\$44.01 - \$69.00</del> <u>\$44.50 - \$56.50</u></td> </tr> <tr> <td><u>\$61.00 - \$72.00</u></td> <td><u>\$4.00</u></td> <td><u>\$57.00 - \$68.00</u></td> </tr> <tr> <td><u>\$73.00 - \$85.00</u></td> <td><u>\$4.50</u></td> <td><u>\$68.50 - \$80.50</u></td> </tr> <tr> <td><u>\$86.00 - \$97.00</u></td> <td><u>\$5.00</u></td> <td><u>\$81.00 - \$92.00</u></td> </tr> <tr> <td><del>\$73.01 - \$98.00</del> <u>\$98.00 - \$110.00</u></td> <td><del>\$5.00</del><u>\$5.50</u></td> <td><del>\$68.01 - \$93.00</del> <u>\$92.50 - \$104.50</u></td> </tr> </tbody> </table>	Total Ticket Price - Per Ticket Fee = Base Ticket Price			<= <del>\$22.00</del> <u>\$23.00</u>	\$2.00	<del>\$21.00</del> <u>\$20.00</u> or less	<u>\$23.00 - \$35.00</u>	<u>\$2.50</u>	<u>\$20.50 - \$32.50</u>	<del>\$23.01 - \$48.00</del> <u>\$36.00 - \$47.00</u>	\$3.00	<del>\$20.01 - \$45.00</del> <u>\$33.00 - \$44.00</u>	<del>\$48.01 - \$73.00</del> <u>\$48.00 - \$60.00</u>	<del>\$4.00</del> <u>\$3.50</u>	<del>\$44.01 - \$69.00</del> <u>\$44.50 - \$56.50</u>	<u>\$61.00 - \$72.00</u>	<u>\$4.00</u>	<u>\$57.00 - \$68.00</u>	<u>\$73.00 - \$85.00</u>	<u>\$4.50</u>	<u>\$68.50 - \$80.50</u>	<u>\$86.00 - \$97.00</u>	<u>\$5.00</u>	<u>\$81.00 - \$92.00</u>	<del>\$73.01 - \$98.00</del> <u>\$98.00 - \$110.00</u>	<del>\$5.00</del> <u>\$5.50</u>	<del>\$68.01 - \$93.00</del> <u>\$92.50 - \$104.50</u>
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Commissions	<a href="#">10 - 20 percent commission on pretax gross sales of concessions and/or merchandise shall be paid to the MPAC for any and all items sold at an event. The MPAC administrator may, at their discretion, authorize <del>a five percent</del> <u>1) a</u> rate discount if the client presents</a>																											

	documentation showing that a lower rate is available at a similar facility within a 20- mile radius for the same times and dates <u>or 2) a waiver if client is a nonprofit and items are sold via auction (silent or live) as a fundraiser.</u>
<del>Additional Charges</del> <del>Rental Fees</del>	<p><del>Any client who exceeds their original reserved time period by arriving more than 15 minutes early or departing more than 15 minutes late will be charged at the prevailing hourly rate for each room in their reservation in 30 minute increments.</del></p> <p><u>\$250 damage deposit is automatically forfeit; additional charges exceeding the damage deposit amount are payable in full within 5 business days following the event.</u></p> <p><b><u>Service Fee</u></b> <u>A 13% fee on the total rental charges will be assessed as a service fee to offset setup/teardown labor time and janitorial consumables.</u></p> <p><b><u>Time in Excess of Contracted Start/End</u></b></p> <ul style="list-style-type: none"> <li><u>• Early Arrival and/or Late Departure = minimum charge of 1 hour at 3x the room rate)</u></li> <li><u>• Late Departure after midnight = minimum charge of 1 hour at 4x the room rate</u></li> </ul> <p><b><u>Broken Equipment</u></b> <u>Any item not left or returned in working condition will be billed at the repair or replacement value, to be determined by the MPAC Facilities &amp; Operations Supervisor. This includes all equipment in the Market Street Catering Prep Kitchen.</u></p> <p><b><u>Cleaning Fee</u></b> <u>Assessed for each room in a reservation where trash has not been placed in the appropriate receptacles and/or the room has not been restored to its original setup condition, within reason.</u></p> <ul style="list-style-type: none"> <li><u>• Automatically charged for any use of glitter or confetti</u></li> <li><u>• Minimum charges are as follows:</u> <ul style="list-style-type: none"> <li><u>○ \$50 per room for Gallery, Kitchen, Noble Hall, Encore Wire Conference Room and North Multipurpose Room</u></li> <li><u>○ \$100 for Ruschhaupt Hall</u></li> <li><u>○ \$200 for the Courtroom Theater</u></li> </ul> </li> </ul>
<del>Broken Equipment</del>	<del>Any item not returned in working condition will be billed at the repair or replacement value, to be determined by the MPAC Facilities &amp; Operations Supervisor.</del>
<del>Cleaning Fee</del>	<del>Minimum \$50 per room cleaning fee will be assessed for each room in a reservation where trash has not been placed in the appropriate receptacles and/or the room has not been restored to its original setup condition, within reason. Any use of glitter or confetti will be automatically charged the cleaning fee. Cleaning fee increases to \$100 for Ruschhaupt Hall and \$200 for the Courtroom Theater.</del>

Section 5. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 110-44, is hereby amended to read as follows:

**Appendix A, Sec. 110-44. Fire hydrant/construction meter service deposits.**

Fire hydrant relocation (trip fee) 50.00

Equipment deposit (meter & backflow) 1,500.00

Water service deposit 500.00

Connection charge 50.00

Service charge for each month (31 days) or fraction of a month in which a fire hydrant meter is used:

Use charge + base fee 50.00 service fee, plus 3 inch irrigation meter base monthly rate

Unreported monthly reading 100.00

[Damaged fire hydrant meter 1,000.00](#)

[Damaged reduced pressure assembly \(RPZ\) 800.00](#)

Section 6. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 110-45, is hereby amended to read as follows:

**Appendix A, Sec. 110-45. Miscellaneous charges.**

Payment plan processing fee 5.00

Removal or lockup of meter for non-payment 50.00

Tampering with meter 100.00

Damaged lock 30.00

Meter test fee:

Residential meter 75.00

2-inch or smaller Commercial Meter 150.00

3-inch meter or larger, the minimum fee shall be 250.00

Meter box replacement 150.00

Trip fee (i.e. emergency shut off, delivery of disconnection notice in lieu of reconnection fee)

During normal city working hours 50.00

After normal city working hours 75.00

Water use profile report (trip fee) 50.00

Missed appointment fee (charge for making appointments and customer is a "no show"):

Return trip—Next day 25.00

Return trip—Same day 50.00

[Failed meter inspection \(1<sup>st</sup> & 2<sup>nd</sup> violations\) 50.00](#)

[Failed meter inspection \(3<sup>rd</sup> & subsequent violations\) 150.00](#)

Section 7. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 110-141, is hereby amended to read as follows:

**Appendix A, Sec. 110-141. Monthly water rates.**

(1) Residential & irrigation accounts per 1,000 gallons:

Consumption	Inside City
1 Gal—7,000	<del>4.00</del> <u>4.35</u>
7,001—20,000	<del>5.50</del> <u>6.00</u>
20,001—40,000	<del>6.95</del> <u>7.60</u>
Over 40,000 Gallons	<del>8.35</del> <u>9.10</u>

- (2) Commercial accounts per 1,000 gallons ~~4.65~~ 5.05  
(3) Water district and municipal accounts per 1,000 gallons ~~3.55~~ 3.80  
(4) Base rate per meter, per month:

Meter Size	Inside City
All residential	<del>16.50</del> <u>17.65</u>
3/4-inch	<del>16.50</del> <u>17.65</u>
1-inch	<del>28.95</del> <u>31.00</u>
1 ½ -inch	<del>49.60</del> <u>53.05</u>
2-inch	<del>69.55</del> <u>74.40</u>
3-inch	<del>122.45</del> <u>131.00</u>
4-inch	<del>182.05</del> <u>194.80</u>
6-inch	<del>339.40</del> <u>363.15</u>
8-inch	<del>670.45</del> <u>717.40</u>
10-inch	<del>1,268.65</del> <u>1,357.45</u>
12-inch	<del>2,371.75</del> <u>2,537.75</u>

Section 8. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-142, is hereby amended to read as follows:

**Appendix A, Sec. 110-142. Water delivered outside city.**

Water rates for all water delivered outside the city limits:

- (1) Residential & irrigation accounts per 1,000 gallons:

Consumption	Outside City
1 Gal—7,000	<del>4.80</del> <u>5.20</u>
7,001—20,000	<del>6.60</del> <u>7.20</u>
20,001—40,000	<del>8.30</del> <u>9.10</u>
Over 40,000 Gallons	<del>10.00</del> <u>10.90</u>

- (2) Commercial accounts per 1,000 gallons ~~5.55~~ 6.05  
~~(3) Water district and municipal accounts per 1,000 gallons 3.55~~  
(4) Base rate per meter, per month:

Meter Size	Outside City
All residential	<del>19.75</del> <u>21.20</u>
¾-inch	<del>19.75</del> <u>21.20</u>
1-inch	<del>34.65</del> <u>37.20</u>
1½-inch	<del>59.35</del> <u>63.65</u>
2-inch	<del>83.25</del> <u>89.30</u>
3-inch	<del>146.55</del> <u>157.20</u>
4-inch	<del>217.90</del> <u>233.75</u>
6-inch	<del>406.25</del> <u>435.80</u>
8-inch	<del>802.55</del> <u>860.90</u>
10-inch	<del>1,518.55</del> <u>1,628.95</u>
12-inch	<del>2,839.00</del> <u>3,045.30</u>

Section 9. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 110-230, is hereby amended to read as follows:

**Appendix A, Sec. 110-230. Sewer service rates generally.**

(1) Single-family dwelling accounts:

- a. The base monthly rate shall be .....
  - 1. Inside City ..... ~~21.05~~22.75
  - 2. Outside City ..... ~~25.20~~27.30
- b. The rate per 1,000 gallons up to 8,000 gallons, but not to exceed the winter average if applicable, shall be .....
  - 1. Inside City ..... ~~5.90~~6.35
  - 2. Outside City ..... ~~7.05~~7.60
- c. Utility customers shall be billed at actual metered water consumption not to exceed 8,000 gallons maximum until a winter average may be established. The winter average shall be established using the consumption for the months of December, January and February.

(2) Multifamily/commercial/industrial/governmental accounts:

a. The base monthly rate shall be:

Meter Size	Inside City	Outside City
3/4-inch	<del>21.05</del> <u>22.75</u>	<del>25.20</del> <u>27.30</u>
1-inch	<del>34.50</del> <u>37.25</u>	<del>41.30</del> <u>44.70</u>
1 ½-inch	<del>57.00</del> <u>61.55</u>	<del>68.25</del> <u>73.85</u>
2-inch	<del>74.15</del> <u>80.10</u>	<del>88.75</del> <u>96.10</u>
3-inch	<del>116.30</del> <u>125.60</u>	<del>139.20</del> <u>150.70</u>
4-inch	<del>164.85</del> <u>178.05</u>	<del>197.35</del> <u>213.65</u>
6-inch	<del>281.65</del> <u>304.20</u>	<del>337.15</del> <u>365.05</u>
8-inch	<del>551.15</del> <u>595.25</u>	<del>659.75</del> <u>714.30</u>
10-inch	<del>1,134.55</del> <u>1,225.30</u>	<del>1,358.05</del> <u>1,470.35</u>
12-inch	<del>2,314.15</del> <u>2,499.30</u>	<del>2,770.05</del> <u>2,999.15</u>

- b. The rate per 1,000 gallons or any portion thereof shall be .....
  - 1. Inside City ..... ~~5.90~~6.35
  - 2. Outside City ..... ~~7.05~~7.60

(3) Municipal accounts:

- a. The rate per 1,000 gallons or any portion thereof .....
  - 1. Inside City ..... ~~4.45~~4.80
  - ~~2. Outside City ..... 4.45~~

(4) Irrigation accounts:

- a. Meters used for irrigation purposes only shall not be billed sewer charges.

Section 10. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 122-29, is hereby amended to read as follows

## Appendix A, Section 122-29. Inspection and service fees.

Commercial ~~and multi-family~~ permit fees are calculated in accordance with the following schedule based on the cost/value of construction:

\$1.00 to \$500.00 23.50

501.00 to 2,000.00:

For the first 500.00 23.50

Plus, for each additional 100.00, or fraction thereof, to and including 2,000.00 3.05

2,001.00 to 25,000.00:

For the first 2,000.00 69.25

Plus, for each additional 1,000.00, or fraction thereof, to and including 25,000.00 14.00

25,001.00 to 50,000.00:

For the first 25,000.00 391.25

Plus, for each additional 1,000.00, or fraction thereof, to and including 50,000.00 10.10

50,001.00 to 100,000.00:

For the first 50,000.00 643.75

Plus, for each additional 1,000.00, or fraction thereof, to and including 100,000.00 7.00

100,001.00 to 500,000.00:

For the first 100,000.00 993.75

Plus, for each additional 1,000.00, or fraction thereof, to and including 500,000.00 5.60

500,001.00 to 1,000,000.00:

For the first 500,000.00 3,233.75

Plus, for each additional 1,000.00, or fraction thereof, to and including 1,000,000.00 4.75

1,000,001.00 and up:

For the first 1,000,000.00 5,608.75

Plus, for each additional 1,000.00, or fraction thereof 3.15

[Multi-Family Permits \\$520.00 per unit \(plus mechanical, electrical, and plumbing fees\)](#)

Single-family dwelling (detached and attached, including duplex and townhome) permit fees are calculated in accordance with the following schedule based on the square footage of the structure:

New construction—\$0.68 per gross square feet.

Additions/Alterations—\$0.68 per gross square feet of addition or affected area of alteration.

Other inspections and fees:

Re-roof permits \$200.00



Foundations 75.00

Solar additions 150.00

Plan Review Fee—Residential 100.00

Plan Review Fee—Commercial 200.00

Temporary Certificate of Occupancy 50.00

Certificate of Occupancy 100.00

Water Heater Permit Fee (residential) 40.00

Demolition Permit Fee (residential) 40.00

Inspections outside of normal business hours, (minimum charge—two hours), per hour\* ~~47.00~~ 50.00

Reinspection fees, per hour\* ~~47.00~~;

First reinspection fee 50.00

Second reinspection fee 75.00

Third or more reinspection fee 100.00

Inspections for which no fee is specifically indicated (minimum charge—one-half hour), per hour\* ~~47.00~~ 50.00

Additional plan review required by changes, additions or revisions to plans (minimum charge—one-half hour), per hour\* ~~47.00~~ 50.00

For use of outside consultants for plan checking and inspections, or both Actual costs\*\*

\* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

\*\* Actual costs include administrative and overhead costs.

Section 11. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 122-30, is hereby amended to read as follows

**Appendix A, Section 122-30. Mechanical Permit Fees.**

Permit Issuance		
1	For the issuance of each permit	<del>15.00</del> <u>40.00</u>
2	For issuing each supplemental permit	4.50
Unit Fee Schedule		
1	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 British Thermal Units per hour (Btu/h)	9.00
2	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h	11.00

3	For the installation or relocation of each floor furnace, including vent	9.00
4	For the installation or relocation of each suspended heater, recessed wall heater, or floor mounted unit heater	9.00
5	For the installation or relocation, or replacement of each appliance vent installed and not included in an appliance permit	4.50
6	For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by this code	9.00
7	For the installation or relocation of each boiler or compressor to and including three horsepower (hp), or each absorption system to and including three hp, or each absorption system to and including 100,000 Btu/h	9.00
8	For the installation or relocation of each boiler or compressor over three hp to and including 15 hp, or each absorption system over 100,000 Btu/h and including 500,000 Btu/h	16.50
9	For the installation or relocation of each boiler or compressor over 15 hp to and including 30 hp, or each absorption system over 500,000 Btu/h to and including 1,000,000 Btu/h	22.50
10	For the installation or relocation of each boiler or compressor over 30 hp to and including 50 hp, or for each absorption system over 1,000,000 Btu/h to and including 1,750,000 Btu/h	33.50
11	For the installation or relocation of each boiler or refrigeration compressor over 50 hp, or each absorption system over 1,750,000 Btu/h	56.00
12	For each air-handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto:	
	Note: This fee shall not apply to an air-handling unit, which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this code.	6.50
13	For each air-handling unit over 10,000 cubic feet per minute (cfm)	11.00
14	For each evaporation cooler other than portable type	6.50
15	For each ventilation fan connected to a single duct	4.50
16	For each ventilation system that is not a portion of any heating or air-conditioning system authorized by a permit	6.50
17	For the installation of each hood that is served by mechanical exhaust, including the ducts for such hood	6.50
18	For the installation or relocation of each domestic-type incinerator	11.00
19	For the installation or relocation of each commercial or industrial-type incinerator	45.00
20	For each appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in this code.	6.50
21	When Chapter 22 of the 2000 International Mechanical Code is applicable (see section 103), permit fees for fuel-gas piping shall be as follows:	
	For each gas-piping system of one to four outlets	3.00
	For each gas-piping system of five or more outlets, per outlet	0.75
22	When Chapter 24 of the 2000 International Mechanical Code is applicable (see Section 103), permit fees for process piping shall be as follows:	
	For each hazardous process piping system (HPP) of one to four outlets	5.00
	For each piping system of five or more outlets, per outlet	1.00
	For each non-hazardous process piping system (NPP) of one to four outlets	2.00
	For each piping system of five or more outlets, per outlet	0.50

Section 12. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 122-31, is hereby amended to read as follows:

**Appendix A, Sec. 122-31. Plumbing permit fees.**

-Minimum fee ~~25.00~~ 40.00

Each fixture

Water closet 2.50

Heater 2.50

Lavatories 2.50

Kitchen sinks 2.50

Bathtub 2.50

Shower 2.50

Gas service (up to 4 outlets) 2.50

Add'l outlets 0.50

Floor drain 2.50

Grease trap 2.50

Sand trap 2.50

Drainage fittings 2.50

Slop sink 2.50

Air conditioning 2.50

Washing machine 2.50

Disposal 2.50

Dish washer 2.50

Water service 2.50

Soda fountain 2.50

Private sewage disposal (septic tank) 10.00

Section 13. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 122-142, is hereby amended to read as follows:

**Appendix A, Sec. 122-142. Inspection fees.**

Per square foot of covered living area or usable business space 0.03

Minimum fee for any one permit ~~25.00~~ 40.00

Commencing work for which a permit is required without first having paid the required fee Double the permit fee

Section 14. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 122-175, is hereby amended to read as follows:

**Appendix A, Sec. 122-175. Permits.**

Fence installation permit fee ~~20.00~~ 30.00

Sidewalk lease agreement fee 10.00

Section 15. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 142-133, is hereby amended to read as follows:

**Appendix A, Sec. 142-133. Filing and inspection charges.**

Plat fees (for projects located inside the city limits):

For ~~a preliminary-final plat~~ Preliminary Plats or Final Plats or Replats, per plat 325.00

Plus, per lot or portion thereof contained within the platted tract ~~5.00~~ 10.00

~~For a record plat/replat, per plat 325.00~~

~~Plus per lot or portion thereof contained within the platted tract 10.00~~

For a conveyance plat, per plat 325.00

Plus per lot or portion thereof contained within the platted tract 10.00

~~For a minor plat/replat, per plat 325.00~~

~~Plus, per lot or portion thereof contained within the platted tract 15.00~~

For an amending plat, per plat 150.00

Plus, per lot or portion thereof contained within the platted tract 10.00

Plat fees (for projects located in the ETJ):

All Plats, per plat 650.00

Plus, per lot or portion thereof contained within the platted tract 10.00

~~For a re-filing: When a plat has been disapproved by the commission and the subdivider refiles a new design for all or a lesser portion of the plat within 90 days of such disapproval—No new fee shall be charged for the re-filing.~~

Other filings:

For a general development plan application, per application 250.00

For a concept plan review, per plan ~~200.00~~ 250.00

Plus, per acre or portion thereof contained within the concept plan tract ~~18.00~~ 10.00

For a zoning ~~confirmation~~ verification letter, per request 50.00

Plus applicable document copying charges

For an annexation proposals, per request ~~325.00~~ no fee

For an alley abandonment, for each application 500.00

Plat recording fees:

The fee required to file a plat map for recordation with the County Clerk's Office shall be equal to the County's recording fee as published by the County Clerk's Office.

Section 16. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 146-193, is hereby amended to read as follows:

**Appendix A, Sec. 146-193. Filing fees and charges.**

Temporary use permit, per permit 25.00

Site plan application, per application 250.00 if less than 5 acres; \$50 per acre or portion thereof if 5 acres or more, to a maximum fee of \$2,500

Specific use permit application, per application 300.00 plus \$10 per acre, to a maximum fee of \$2,500

Legal Notice publication fee 500.00

Planned Development District zoning/rezoning request, per application ~~1,000.00~~ 1,200.00 plus 10.00 per acre, to a maximum fee of \$2,500

~~Plus 10.00 per acre.~~

Straight zoning/rezoning request, per application ~~500.00~~ 750.00 if less than 50 acres; \$1,200.00 if 50 acres or more

~~Plus \$15.00 per acre up to and including 250 acres and \$8.00 per acre over 250 acres.~~

Section 17. That if any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 18. That this Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this Ordinance and such ordinances shall remain intact and are hereby ratified, verified and affirmed.

Section 19. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney.

Section 20. This Ordinance shall become effective October 1, 2022.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 6<sup>TH</sup> DAY OF SEPTEMBER, 2022.**

CITY OF MCKINNEY, TEXAS

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GEORGE C. FULLER  
Mayor

CORRECTLY ENROLLED:

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EMPRESS DRANE, City Secretary  
JOSHUA STEVENSON, Deputy City Secretary

DATE: \_\_\_\_\_

APPROVED AS TO FORM:

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MARK S. HOUSER  
City Attorney